

All these services are covered by your fees

Building insurance for your home	External window cleaning
External upkeep of your home	Audley Club membership
Professional garden and ground maintenance	Preferential rates for food and beverages
Regular clearing of roadways and footpaths	Full servicing of the guest suite, bookable at an advantageous price
Servicing of lifts	Free inter-property telephone calls
Servicing of CCTV, emergency call system, intruder and smoke alarms	Group Head of Wellbeing and Lifestyle and onsite Village Manager with supporting teams
Night Porter and security service	Minibus service
Firstline support and response 24 hours a day, seven days a week	Social events and activities organised by the General Manager
Nightly removal of your rubbish	Fees associated with managing and operating Audley Court Ltd

What isn't included in your fees

Because the house you live in is owned by you, you are responsible for license, phone, broadband, the council tax, television and contents insurance associated with your home.

To find out more about specific costs in your Audley village, please contact the General Manager.

Services and facilities offered and mentioned are as of 2026 and may change in the future. Please refer to your lease for more information.

Please note that the parking charge is £268.59 per year, revised annually.

We also offer additional goods and services at each Audley village should you wish to use them. These vary from village to village and include things such as restaurant and bar, drinks, hairdressing, shopping, laundry and housekeeping. For your convenience, the cost of these additional services, when used, is added to your monthly invoice.

The landlord may terminate the lease if owners miss any payments or breach any covenants. Audley cannot terminate leases summarily (a Court Order is required) and will always act reasonably before initiating the termination process (for example by seeking through dialogue to resolve any payment problems or breaches of covenant).

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For more information,
please speak to the
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Audley Redwood

OUR COSTS EXPLAINED
FROM JULY 2026



Making finances simple and stress-free

Two types of payment to make life easier

Our fees ensure that all the costs of running an Audley village are met. This includes ongoing costs such as maintaining the exterior of your home, providing discreet but effective security, maintaining the village and the village grounds as well as fees associated with managing and operating Audley Court Ltd. Additionally, at some point in the future, expensive structural repairs or improvements will become necessary, for instance, resurfacing roadways and pathways or re-roofing properties.

To relieve you of these concerns, we need to collect two types of fee to ensure we have sufficient funds to cover all the ongoing costs of running the village and the expense of any major works required. Please ask your sales advisor for further details.

Ground rent

Like many other leasehold schemes, there is an annual charge for ground rent. This ranges between £0 - £500 per year. It will increase every 10 years based upon the retail price index % figure.Please ask your sales advisor for further details.

A monthly payment

£1,401.53 per month
Lease may vary, please speak to the sales team for more information

Following exchange of contracts the option selected will be set until the lease is reassigned and cannot be changed.

Audley owners have our firm undertaking that their Monthly Management Fee will increase only once a year, on 1st March, based upon the previous December retail price index % figure supplied by the ONS.

So you can be secure in the knowledge that there are no large unexpected price rises lying in wait for you. There is regular dialogue with owners about the services offered as part of the Monthly Management Fee. We give owners at least a month’s notice of the RPI percentage increase for the following year. If we were unable to provide a service covered by the charge we would make alternative arrangements.

Prices from 15th July 2026.

Our Deferred Management Charge

As well as the Monthly Management Fee, a Deferred Management Charge is payable from the sale of your home, or change of occupier. This, together with the Monthly Management Fee, ensures that everyone who lives in an Audley village can do so knowing there will always be sufficient funds to carry out any works, maintain the continued high standard of the village and ensure that each property has the ability to increase its value within the housing market.

Following many years of experience, we consider that the Audley lease and the Deferred Management Charge is the most cost effective and efficient method to cover expenditure and, over a long term, this may work out at lower cumulative costs than some people may pay for upkeep and major works on their own family home.

How much will you pay? You don’t pay anything until you sell your property. You contribute a percentage of the final achieved sales price or open market value, whichever is greater, per year or part-year of occupation before receiving the proceeds. The example below shows what the total payment would be if you sold at any given time.

Year of Sale	House Value £	DMC%	Fee £
Year 1	£420,000	5%	£21,000
Year 2	£420,000	10%	£42,000
Year 3	£420,000	15%	£63,000
Year 4	£420,000	20%	£84,000
Year 5	£420,000	25%	£105,000
Year 6	£420,000	30%	£126,000
Year 7	£420,000	30%	£126,000

5% per year or part-year for years 1-6, up to a maximum of 30%
Lease may vary, please speak to the sales team for more information

After nine months of the property being marketed, the Monthly Management Fee will stop being charged and the Deferred Management Charge percentage will stop increasing. This requires repairs to be completed and personal belongings to be cleared, works to improve the saleability to have been undertaken and the price to be agreed (please see the lease for details).

The illustration below is indicative only and not a forecast. Prices may go up or down and vary between properties. Bespoke illustrations can be provided for any property value and any period.

RESELLING

The best possible price with the least amount of stress

When you come to sell your home, our staff will ensure every effort is made to complete the sale as quickly and as efficiently as possible. On all resales Audley will charge a sales administration fee of 1% of the final achieved sales price or open market value (VAT applicable), whichever is greater. Cost dependent on property as per the lease. This covers the costs that Audley incurs in administering sales and explaining the Audley retirement living concept to prospective buyers.

How do you sell?

Audley has the right to provide an estate agency service on resale.

An additional charge of 2% of the final achieved sales price or open market value (plus VAT) whichever is higher, will be payable to Audley in the event that they have introduced the purchaser.

You can also appoint external agents to work alongside Audley at your own, additional, cost.

The services we provide for the additional sales agency fee will include:

Receiving and validating enquiries from prospective purchasers

Arranging appointments to view

Conduct comprehensive viewings of your property as well as a tour of our facilities

Detailed explanation of our services and offerings including facilities and associated activities

Full explanation of the homecare care services available

Assessments of prospective purchasers health & well-being

Agreement and provision of appropriate homecare packages – where applicable

Full explanation of the terms of the lease

Instruction to our solicitors to answer purchasers solicitors questions

Progression of the sales from reservation to completion

Assistance from our staff with regards to packing, removals, utility transfers etc

Marketing your property across Audley channels and on Rightmove